

Dover Condominiums SP 1983

March 17, 2022

Attendance: Wayne Korb, Gary Crocker, Al Sibley,
Anne Townes, Kim Bihari, Matthew Postey, and
Tanyia McGarrigle.

Virtual meeting called to order at 7:00pm

2022 AGM minutes approved.

Treasurer's Report:

Operating:

Cash: \$13,138.45

Contingency:

Cash: \$54,943.85
GIC: \$80,200.00
Total: \$135,143.85

Grand Total: \$148,282.30

WINDOWS REPLACEMENT PROJECT:

Cash: \$1,576.74
GIC: \$45,000.00
Total: \$46,576.74

Reminder:

The EXTRA Strata Fee Payment for the Window Project will be collected through the Pre-authorized Debit (PAD) on MAY 15, 2022 and OCTOBER 15, 2022. This EXTRA payment will be the same amount as the monthly Strata Fees collected the 1st of each month.

Caretakers's Report

Strata property continues to be maintained. The trees were skirted to deter vagrants. Council has decided to leave the area underneath the trees clear at this time.

Any repairs to strata property will be contracted out and completed as quickly as possible.

The stairwell light in building 6715 will be replaced as soon as possible.

New Business

One of the strata members will be walking the property grounds regularly to ensure that any maintenance/repairs needed or any issues are brought to council's attention.

The strata property attic was recently accessed by an unknown individual. The attic door **has since now been sealed and** will be monitored regularly.

Commented [Gary Croc1]: We talked about using some sealant but decided on the scotch tape.

The garbage bins will be changed out at no cost and will take approximately 6 weeks before the bins can be replaced, based on supply.

The gable repair billing will be paid partially this year and the balance will be paid in 2023 after completion.

The project to repair the strata property gables will be at building 6715 on the back side of the property as more repair is needed at the back of the buildings. An official start date will be announced.

Strata council made the decision that the power washing of both buildings and the parking lot will begin in the fall of 2022 after the gable project is completed.

Lot 51 asked at the AGM about whose responsibility it would be if there are issues with sewer pipe bellies that can affect the ground floor units and the response is each situation will be reviewed on a case-by-case basis. Strata council will request the report and invoice from Roto-Rooter to ensure documentation in these case-by-case situations.

Great news! The recreation room is open! The cork board can be used, however please contact strata by email if you have any questions or concerns. Do not post on the cork board for a council member to address any issues. Email is best.

A fire plan is being researched for both buildings and more information will be provided when available.

The strata president will be meeting with the gable project contractor to confirm the plan, procedures and start date.

Meeting adjourned at 8pm. The next virtual strata meeting will be April 21, 2022 at 7pm.